

121.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

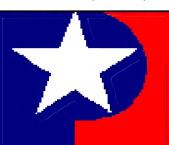
Total Card / Total Parcel

USE VALUE:

1,087,800 / 1,087,800

ASSESSED:

1,087,800 / 1,087,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		HOPKINS RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	AUMULLER CHRISTIAN	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 292	
Street 2:		

Twn/City:		
St/Prov:	MA	Cntry:
Postal:	02476	Type:

PREVIOUS OWNER		
Owner 1:	THE PARISH OF ST JOHNS -	
Owner 2:	CHURCH IN ARLINGTON -	
Street 1:	74 PLEASANT ST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	

NARRATIVE DESCRIPTION		
This parcel contains 8,604 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 2480 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8604		Sq. Ft.	Site		0	90.	0.79	10									610,312						610,300	

Total AC/HA: 0.19752

Total SF/SM: 8604

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 610,312

Spl Credit

Total: 610,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

77936
GIS Ref
GIS Ref
Insp Date
11/18/17

User Acct
77936
GIS Ref
GIS Ref
Insp Date
11/18/17

## USER DEFINED

Prior Id # 1:	77936
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:50:49
PRINT	
LAST REV	
Date	Time
03/26/18	12:15:28
apro	
9355	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 2	Rating: Very Good																																																																																																				
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:																																																																																																				
Foundation: 3 - BrickorStone		3/4 Bath: 1	Rating: Very Good																																																																																																				
Frame: 1 - Wood		A 3QBth:	Rating:																																																																																																				
Prime Wall: 1 - Wood Shingle		1/2 Bath:	Rating:																																																																																																				
Sec Wall:		A HBth:	Rating:																																																																																																				
Roof Struct: 3 - Gambrel		OthrFix:	Rating:																																																																																																				
Roof Cover: 2 - Slate		<b>OTHER FEATURES</b>																																																																																																					
Color: WHITE		Kits: 1	Rating: Very Good																																																																																																				
View / Desir:		A Kits: 1	Rating:																																																																																																				
GENERAL INFORMATION		Fpl:	Rating:																																																																																																				
Grade: C+ - Average (+)		WSFlue:	Rating:																																																																																																				
Year Blt: 1910		Eff Yr Blt:		Location:																																																																																																			
Alt LUC:		Alt %:		Total Units:																																																																																																			
Jurisdct: G17		Fact: .		Floor:																																																																																																			
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																																																																																																			
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %																																																																																																			
Prim Int Wall: 2 - Plaster		Functional:																																																																																																					
Sec Int Wall:		Economic:																																																																																																					
Partition: T - Typical		Special:																																																																																																					
Prim Floors: 3 - Hardwood		Override:																																																																																																					
Sec Floors:		Total:		18.6 %																																																																																																			
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 125.00		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																																																																																															
Subfloor:		Size Adj.: 1.07338715						Rate				Parcel ID	Typ	Date	Sale Price																																																																																								
Bsmnt Gar:		Const Adj.: 1.05049479																																																																																																					
Electric: 3 - Typical		Adj \$ / SQ: 140.948																																																																																																					
Insulation: 2 - Typical		Other Features: 108870																																																																																																					
Int vs Ext: S		Grade Factor: 1.10																																																																																																					
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																																																																																																					
Heat Type: 3 - Forced H/W		NBHD Mod:																																																																																																					
# Heat Sys: 1	% Heated: 100	% AC: 100	LUC Factor: 1.00																																																																																																				
Solar HW: NO	Central Vac: NO	Adj Total: 580321	Juris. Factor: 1.00																																																																																																				
% Com Wall	% Sprinkled:	Depreciation: 107940	Before Depr: 155.04																																																																																																				
		Depreciated Total: 472381	Special Features: 0																																																																																																				
			Final Total: 472400																																																																																																				
			Val/Su SzAd: 190.48																																																																																																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																																																																															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 121.0-0002-0007.0																																																																																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
3	Garage	D	Y	120X20	A	AV	1915		21.25	T	40	101			5,100		5,100																																																																																						
More: N				Total Yard Items:				5,100	Total Special Features:								Total:	5,100																																																																																					
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